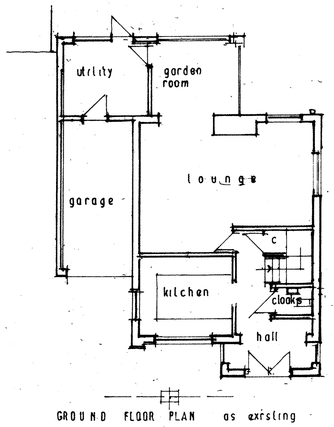
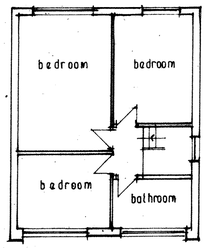


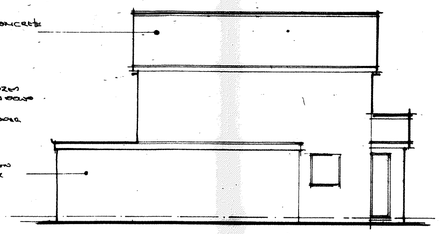
GROUND FLOOR PLAN as existing



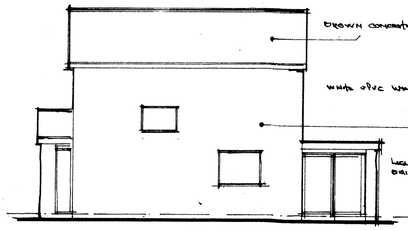
FIRST FLOOR PLAN as existing



FRONT ELEVATION as existing



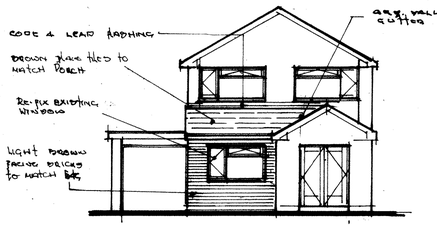
SIDE ELEVATION as existing



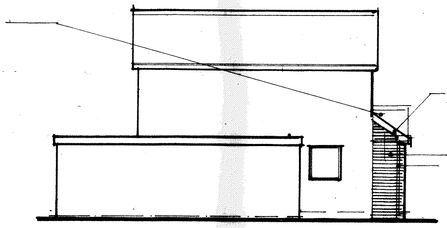
SIDE ELEVATION as existing



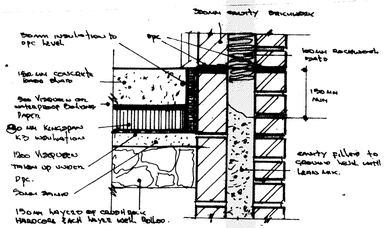
REAR ELEVATION as existing



FRONT ELEVATION as proposed



SIDE ELEVATION as proposed



SLAB WALL DETAIL EXTERNAL WALL

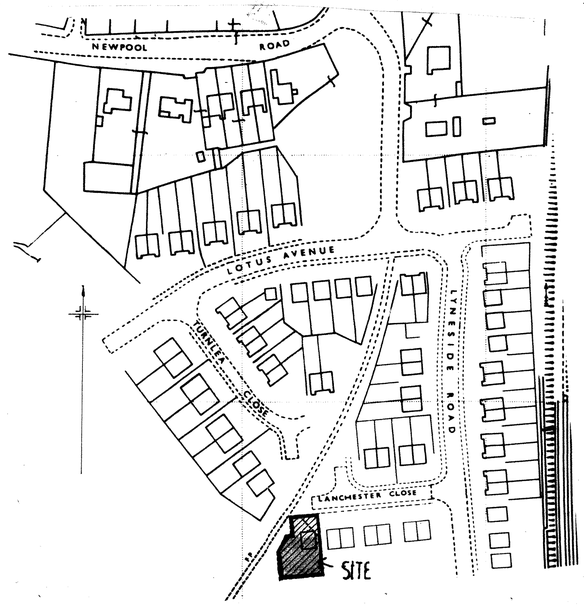
All windows to have top rail ventilation of 8000sq mm.
All glazing to doors or within
300mm horizontally if less than 1500mm above floor level, and any windows less than 800mm above floor level to be glazed in safety glass
Rooms used as emergency egress windows as outlined in the building regulations to have an unobstructed openable area of 0.33sq mts and at least 450mm high and 450mm wide and the bottom of the openable area not more than 1100 mm above floor level min width of opening 450mm

All drainage to be 100mm Hepworth super seal flexible jointed with 300mm of gravel casing. Falls 1:40 . Any drain passing through new walls to have rocker pipes, and any drain passing through existing walls to have lc builders concrete lintels over.Any old drains under building to be re-newed with 100mm Hepworth Superseal flexible and encased in 300mm gravel or surrounded with 150 mm concrete with flexcell at 900mm .Note all foundation to be taken below drains.
All drainage is shown provisional and to be finally agreed on site with LABC

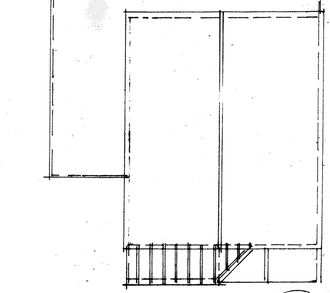
All wcs to be connected to soil and vents pipes or direct to Manholes.
with 100mm UPVC pipework above ground . Falls 9mm to 90mm/m run
Baths, showers, basins, sinks to have 40mm pvc (increase to 50mm if runs exceed 2m) falls 19 to 90mm/m run. Wastes to be Ecotec anti syphone re-sealing traps (100mm deep seal). Allow for rodding access at each change of direction.

The contractor before work starts to check for all existing services within the site eg. drains, water, electricity, gas and telephones, if any located within the site the statutory authority to be consulted regarding provtection, removal, or diversion.

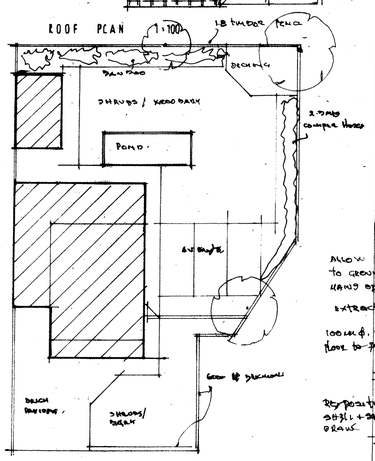
The new building to comply with part G (Sanitation Hot water safety and waste Efficiency) regulations under Building Regulations April 2010 amendment This states the water supply, and temperature of water at basins, baths etc , and Water to be restricted to 125 litres per person per day.



LOCATION PLAN 1:1250



ROOF PLAN 1:100



EXISTING HEATING LOW PRESSURE HOT WATER THIS TO BE EXTENDED INTO EXTENSION : ANY NEW RADIATORS TO HAVE THERMOSTATIC VALVES.

ROOF 2065x1650 PRAIN TILES ON 50x25 TANALIZED BATTENS? COUNTER BATTEN ON FULLY BREATHABLE FELT? STRIP TILES TO EXISTING ADD FOR 9mm PLY BEHIND TO SUPPORT RAFTERS? LEAD GRP VALLEY TROUGH.

ALLOW FOR SMOKE DETECTORS TO GROUND AND FIRST FLOOR MAINS OPERATED AND INTERCONNECTED

EXTRACT FAN TO UTILITY EXTRACTOR

100 DIA. PIPE TO CAST TIMBER FRAME TO 25x25 VENT

EXISTING REMOVED CHIMNEY

REPOSITION RWG, Hepworth 68/31 + 90/31 CONNECT TO EXIST DRAIN.

150x102x150 WD. CORBEL

Hepworth 90/3 + 92/1 GULLY CONNECT TO MH

EXISTING MH : CONTRACTOR TO CHECK DEPTH ADJUST BENCHING

EXISTING DRAIN

GROUND FLOOR PLAN as proposed

RE-FIX EXISTING TO NEW BRICKWORK WITH STAINLESS STEEL FORCHEMBOW CONNECTORS AS RAFIX : NEW RENDER AND PAINT ON POLYPROPYLENE? FULL CAVITY CAVITY

RE-FIX EXISTING uPVC DOUBLE GLAZED WINDOW.

REMOVE DOOR FRAME AND WIDEN OPENING, LINTEL ABOVE CHECK.

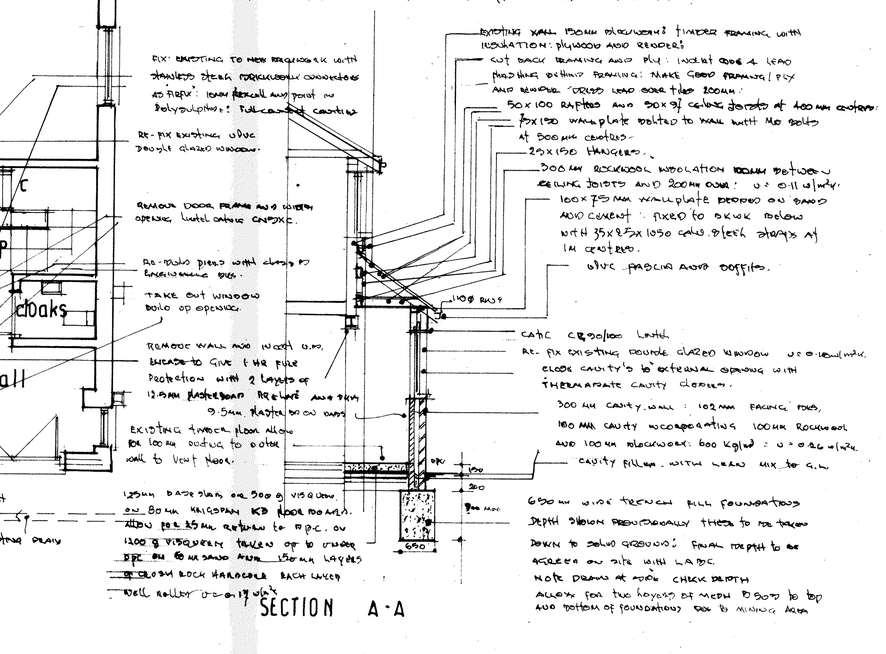
RE-BUILD PIERS WITH CLOSER BRICKWORK BOND.

TAKE OUT WINDOW BUILD UP OPENING.

REMOVE WALL AND INSERT U.B. SPREAD TO GIVE 1 HR FIRE PROTECTION WITH 2 LAYERS OF 12.5mm PLASTERBOARD RED LINE AND 9mm 9.5mm PLASTER BOARD ON BATTS

EXISTING TIMBER FLOOR ALLOW FOR 100mm DUCTING TO OUTER WALL TO VENT HOOD.

125mm BASE SLAB ON 500g VISQUEEN ON 80mm KINGSPAN K8 FLOOR BOARD. ALLOW FOR 25mm RETURN TO DPC ON 1200g VISQUEEN TAKEN UP TO UNDER DPC ON 50 mm SAND AND 150mm LAYERS OF CLOSH BLOCK HARDCORE EACH LAYER well rolled


EXISTING WALL 150mm BRICKWORK? TIMBER FRAMING WITH INSULATION : PLYWOOD AND RENDER?
CUT BACK FRAMING AND PLY : INSERT CODE 4 LEAD FLASHING BEHIND FRAMING : MAKE GOOD FRAMING (PLY AND RENDER. DRESS LEAD CODE 4 OVER 200MM :
50 x 100 RAFTERS AND 50x 9[CEILING JOISTED AT 400 MM CENTRES
50x150 WALLPLATE BOLTED TO WALL WITH M6 BOLTS AT 500MM CENTRES
25x150 HANGERS.
300 MM ROCKWOOL INSULATION BROWN BETWEEN CEILING JOISTS AND 200MM OVER : U= 0.11 W/m²K
100x75 MM WALLPLATE BEDDED ON SAND AND CEMENT : FIXED TO BRICK BELOW WITH 35x8.25x1050 GALV. STEEL STRAPS AT 1M CENTRES.
uPVC FASCIA AND SOFFITS.
CAVITY CLOSER
CAVITY CLOSER
CAVITY CLOSER